

HOUSING AUTHORITY STATUS REPORT

As of August 2020

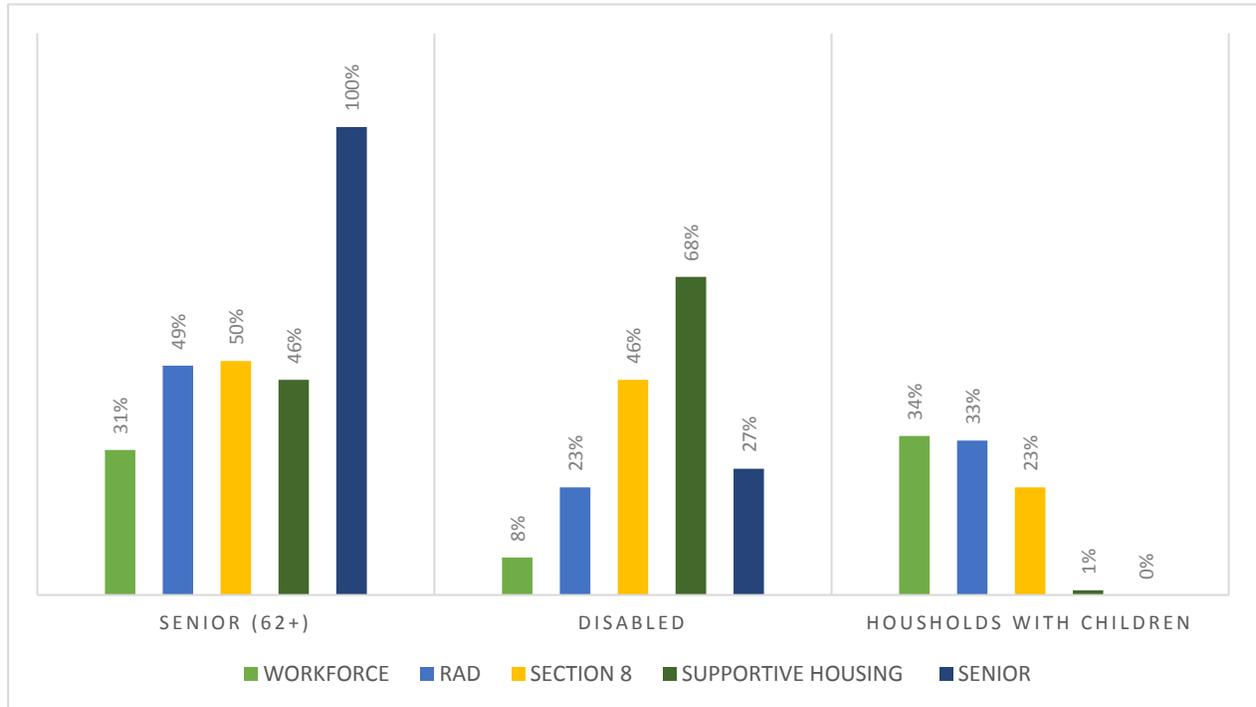
OCCUPIED OWNED/MANAGED UNITS AND LEASED VOUCHERS					
	WORKFORCE	RAD (Formerly PH)	SECTION 8*	SUPPORTIVE HOUSING	SENIOR
Total Number of Households	213	458	2,815	189	381
MISC. HOUSEHOLD DEMOGRAPHICS					
Senior Households (62+)	21%	49%	50%	46%	100%
Disabled Households	6%	23%	46%	68%	27%
Total Number of Residents	425	1,128	5,182	193	433
HOUSEHOLDS WITH CHILDREN					
Total Households with Children	34%	33%	23%	1%	0%
Total Number of Children (<18)	111	282	1,244	2	0
Children 0-4 years of age	23% of total children	33% of total children	18% of total children	0% of total children	n/a
Children 5-9 years of age	29%	42%	32%	0%	n/a
Children 10-14 years of age	35%	24%	37%	.5%	n/a
Children 15-17 years of age	13%	.4%	13%	.5%	n/a
HOUSEHOLD INCOME RANGE LEVELS**					
Extremely Low Income (<30% AMI)	37%	66%	63%	86%	80%
Very Low Income (30% -50% AMI)	33%	22%	26%	11%	17%
Low Income (50% - 80% AMI)	26%	11%	9%	3%	3%
Not Low Income (>80% AMI)	4%	1%	2%	0%	0%
HOUSEHOLD INCOME SOURCE***					
Welfare (TANF and GR)	0% of households	3% of households	3% of households	3% of households	.3% (1) of households
Wages (Own Business, Military, Wages)	68%	41%	51%	25%	27%
Pension/SSI/Social Security	16%	44%	76%	72%	88%
Other (Child Support, Unemployment, etc.)	28%	30%	31%	25%	59%
Zero Income	14%	3%	2%	5%	0%

*Section 8 data includes HACSB Owned, LIHTC and RAD units with Section 8 subsidy.

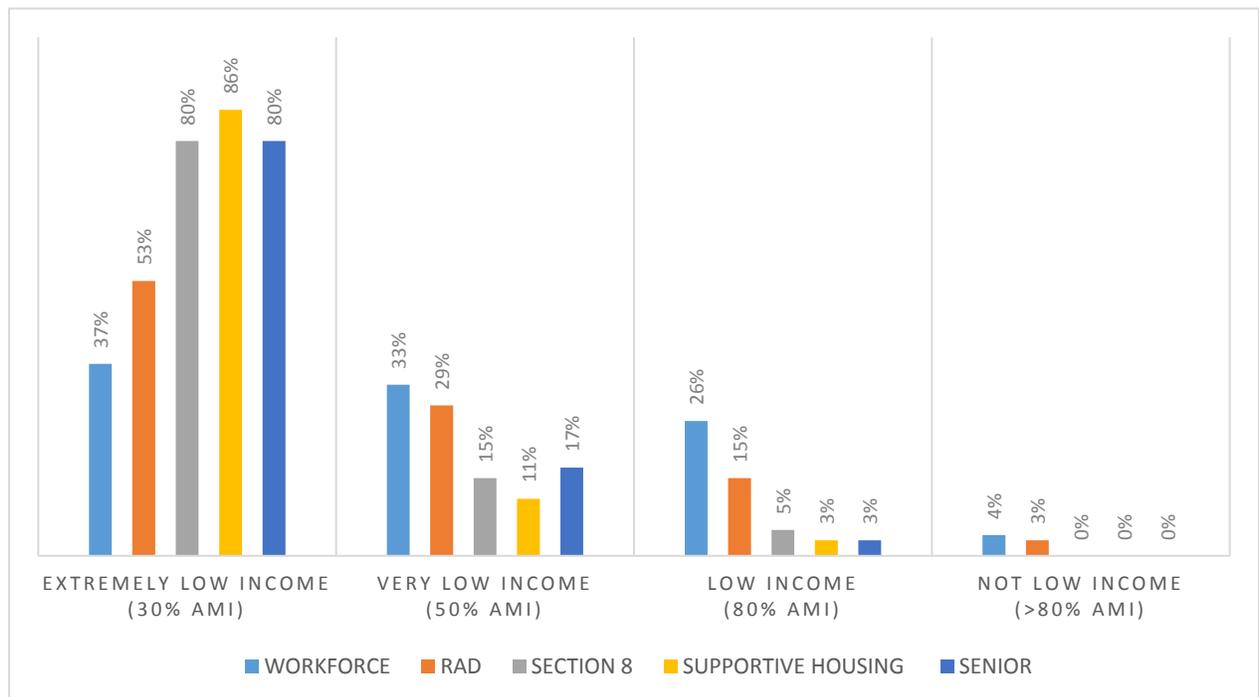
**Income range levels and data for Workforce and LIHTC do not include Section 8 households.

***Households may have multiple income sources.

RESIDENT DEMOGRAPHICS



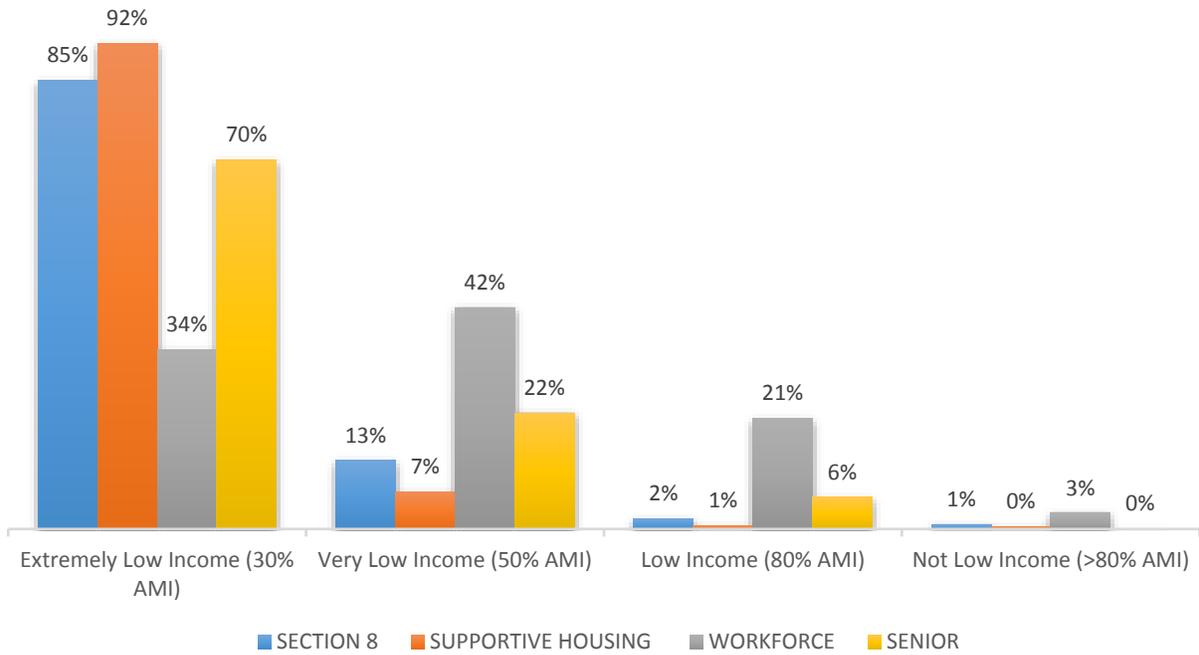
RESIDENT DISTRIBUTION BY INCOME LEVEL



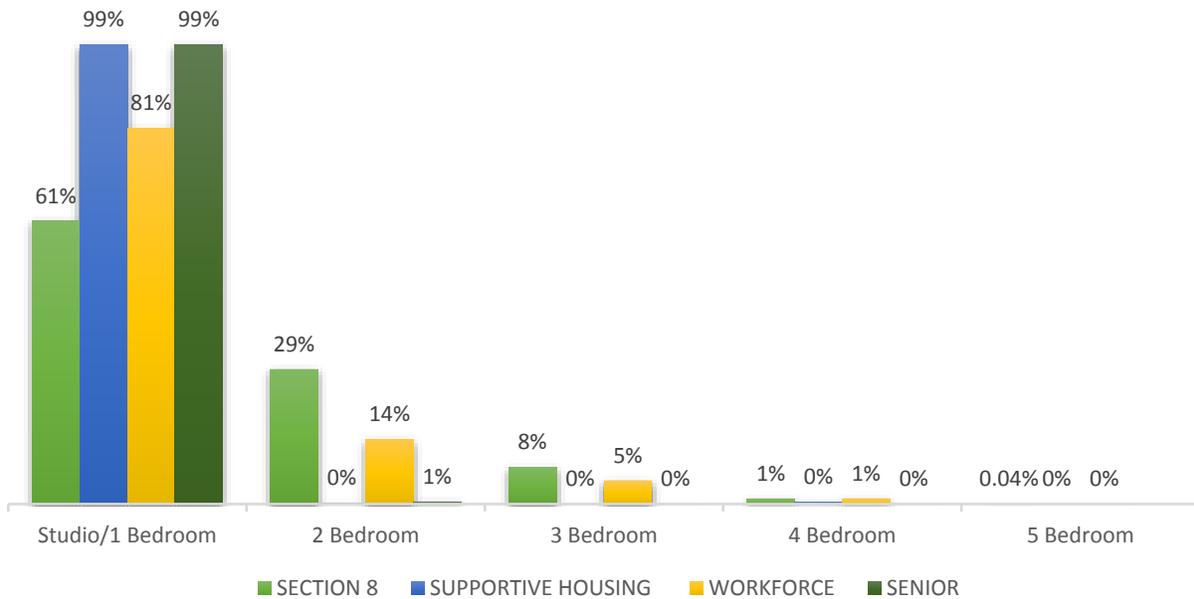
APPLICANT STATISTICS BY WAITING LISTS

	SECTION 8	SUPPORTIVE HOUSING	WORKFORCE	SENIOR
	Tenant, Project-Based	El Carrillo, Artisan Court, Bradley Studios, Johnson Court	Downtown, Essential, Middle Income	Garden Court, TGOH, HA-Owned Senior
Total Number of Households	8,093	3,394	1,484	2,074
Disabled	33%	53%	10%	37%
Senior	17%	19%	16%	100%
Non-Disabled/Non-Senior	58%	39%	78%	0%
Homeless	36%	58%	20%	17%
Veterans	3%	5%	3%	11%
Total Number in Households	16,961	4,055	2,577	2,422
FAMILIES WITH CHILDREN				
Total Households with Children	3,068	306	355	11
Total Number of Children	6,273	379	587	9
Children 0-4	30% of total children	28% of total children	26% of total children	11% of total children
Children 5-9	29%	31%	29%	23%
Children 10-14	28%	20%	26%	44%
Children 15-17	13%	11%	12%	22%
DISTRIBUTION BY INCOME				
Extremely Low Income (<30% AMI)	85%	92%	34%	70%
Very Low Income (30% - 50% AMI)	13%	7%	42%	22%
Low Income (50% - 80% AMI)	2%	.6%	21%	6%
Not Low Income	.8%	.4%	3%	2%
DISTRIBUTION BY BEDROOM SIZE				
Studio/1 Bedroom	61%	99%	81%	99%
2 Bedroom	29%	.2%	14%	.5%
3 Bedroom	8%	0%	5%	0%
4 Bedroom	1%	0%	1%	0%
5 Bedroom	.04%	0%	0%	0%

APPLICANT DISTRIBUTION BY INCOME LEVEL



APPLICANT DISTRIBUTION BY BEDROOM SIZE



FAIR MARKET RENTS - SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BEDROOM SIZE	PAYMENT STANDARDS ADOPTED 04-10-20	MEDIAN MARKET RENT 2020*
SRO	\$1,239	-
Studio	\$1,652	\$1,638
1 BR	\$1,927	\$1,925
2 BR	\$2,400	\$2,950
3 BR	\$3,235	\$4,473
4 BR	\$3,745	\$6,800

*Source: City of Santa Barbara Rent Survey

INCOME LIMITS BY PROGRAM

HOUSE-HOLD SIZE	SECTION 8 (80% AMI)	SECTION 8 Project-Based RAD (60% AMI)	WORKFORCE Downtown/ Essential (80%AMI)	WORKFORCE Middle Income (160% AMI)	SUPPORT-IVE HOUS-ING (60% AMI)	SENIOR Non-Subsidized (120% AMI)	SENIOR Subsidized (80% AMI)
1	\$66,750	\$49,980	\$66,750	\$122,920	\$49,980	\$73,752	\$66,750
2	\$76,250	\$57,120	\$84,240	\$140,480	\$57,120	\$84,288	\$76,250
3	\$85,800	\$64,260	-	\$158,040	-	-	-
4	\$95,300	\$71,400	-	\$175,600	-	-	-
5	\$102,950	\$77,160	-	\$189,648	-	-	-

HUD FY 2020 INCOME LIMITS	HOUSEHOLD SIZE	EXTREMELY LOW INCOME (30% AMI)	VERY LOW INCOME (50% AMI)	LOW INCOME (80% AMI)
	1	\$25,000	\$41,650	\$66,750
	2	\$28,600	\$47,600	\$76,250
	3	\$32,150	\$53,550	\$85,800
	4	\$35,700	\$59,500	\$95,300
	5	\$38,600	\$64,300	\$102,950

PROGRAM INVENTORY

AVERAGE HAP AND RENTS

SECTION 8 HOUSING CHOICE VOUCHER	2808 ALLOTTED	AVERAGE SECTION 8 HAP TO LANDLORDS	\$1,120
SUPPORTIVE HOUSING (HA MANAGED)	189 units	AVERAGE SECTION 8 TENANT RENT	\$453
SENIOR (HA OWNED & MANAGED)	630 units	AVERAGE HA FAMILY TENANT RENT	\$444
WORKFORCE (HA OWNED)	196 units	AVERAGE SENIOR TENANT RENT	\$382
HA FAMILY HOUSING - formerly PH (SBAHG OWNED)	465 units	AVERAGE WORKFORCE TENANT RENT	\$824